



## 10 ALBERTA Avenue Spruce Grove AB

\$4,490,000

4.35 ACRES WITH SHOP 80'X88' - 4 16'X18' OVERHEAD DOORS PLUS 16'X16' DRIVE THROUGH IN WASH BAY 24'X80' . COMPRESSOR & ALADDIN PRESSURE WASHER INCLUDED. MECHANICAL BAY WITH OIL/WATER SEPARATOR. MEZZANINE. RADIAT HEAT, METAL WALLS, SUMP. 12" THICK CONCRETE - 25MM REBAR - 12' ON CENTRE. CAN HANDLE CRANES. TRUCKS ETC. DUAL RADIANT HEAT. SEPARATE OFFICE BUILDING, 1316 SQ. FT 5 - OFFICES, RECEPTION AREA, WASHROOM AND COFFEE ROOM. PROPERTY HAS OWN WATER HYDRANT, FULLY FENCED.

Listing Presented By:



Originally Listed by:  
RE/MAX PREFERRED CHOICE

bonniecampbell.remax@gmail.com  
<http://www.superproperties.ca>

**RE/MAX ELITE**

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304 Windermere Road, Edmonton,  
AB, T6W 2Z8

Phone: 780-406-4000  
Fax:  
jmattie@telusplanet.net